

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 25, 2006, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for Persons with Disabilities: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

1. Approval of Minutes:

April 24, 2006, special
April 25, 2006

Adoption

2. **Amendment to the Construction Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2007-9)

That the Redevelopment Agency approve Change Order No. 2 to the Agreement with PCL in the amount of \$3,020,300 for a theatrical equipment package allowance, ornamental painting allowance for the audience chamber, and reinstatement of the bid day alternate Bid Items 1 through 6 for the Rehabilitation of the Historic Balboa Theatre.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-25, dated July 19, 2006.

Staff: Gary J. Bosse, (619) 533-7163
Agency Counsel: Bruce Bartram
Auditor Certificate Number: AC 2700010

3 **14th Street and Island Avenue Park-Approval of Park Plans and First Implementation Agreement with Pinnacle International Development, Inc.-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(RA-2007-8)

That the Redevelopment Agency approve the proposed First Implementation Agreement with Pinnacle International Development Inc., and approve the Schematic Drawings for the park at 14th Street (between J Street and Island Avenue), and provide Design Review approval of the Corner Commercial Structure of the Pinnacle development.

Under the 1992 Master Environmental Impact Report (MEIR) and the 1999 Final Subsequent Environmental Impact Report (SEIR), an Environmental Secondary Study is prepared for all development in the Centre City area in order to evaluate a project's compliance with the Community Plan and applicable Planned District Ordinance and, therefore, the findings and conclusions of the MEIR and SEIR. Unless the Project is found to be out of compliance with those planning documents, no further environmental review is required.

Adoption

3. **14th Street and Island Avenue Park-Approval of Park Plans and First Implementation Agreement with Pinnacle International Development, Inc.- East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(Continued)

An Environmental Secondary Study was prepared in 2005 for the Pinnacle project including the proposed park. The Secondary Study found that the project is consistent with the Community Plan and Centre City Planned District Ordinance and, therefore, will not have any impacts not previously reviewed in the MEIR and SEIR. The Secondary Study and findings were certified by the Redevelopment Agency and City Council on October 11, 2005 under Resolutions R-03959 and R-300932 respectively.

See Centre City Development Corporation Report no. CCDC-06-24, dated July 19, 2006.

Staff: Pamela Hamilton, (619) 533-7114

Nicole Haines, (619) 533-7177

Agency Counsel: Bruce Bartram

4. **Request to Bid and First Amendment to the Agreement with Project Design Consultants for the Little Italy Street Light Project (Ash to Laurel, and California to Front Streets)-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District2)**

(RA-2007-6)

- Subitem 1. Authorize the Corporation, on behalf of the Agency, to advertise for bids for the construction of the Little Italy Street Light Project.
- Subitem 2 Authorize the Executive Director of the Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.
- Subitem 3. Authorize the Corporation, on behalf of the Agency, to administer said contract.

Adoption

4. **Request to Bid and First Amendment to the Agreement with Project Design Consultants for the Little Italy Street Light Project (Ash to Laurel, and California to Front Streets)-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District2)**

(Continued)

(RA-2007-6)

Subitem 4. Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety code 334000.

Subitem 5. Approve the First Amendment to the Agreement with Project Design Consultants for design and construction management services for the Little Italy Street Light Project in the amount of \$41,608. The maximum compensation will not exceed \$206,536.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-22 and CCDC-06-10, dated July 19, 2006.

Council Companion Item no. 334

Staff: John L. Anderson, (619) 533-7140

Nicole Haines, (619) 533-7177

Agency Counsel: Bruce Bartram

Auditor Certificate Number: AC 2600922

Adoption

5. **Enhanced Storefront Improvement Program for the Grantville
Redevelopment Project Area (District 7)**

(RA-2007-4

Item 1. Authorize the expenditure of up to \$1,000,000 of the Grantville Redevelopment Project Area tax increment funds for an enhanced storefront improvement program and administration of the program for small business and property owners within the commercial and industrial area of Grantville and the commercial area of Allied Gardens.

Item 2. Amend the Fiscal Year 2007 Redevelopment Agency budget by increasing the Grantville Redevelopment Project Area budget (fund 98260) in the amount of \$1.0 million for anticipated tax increment revenues, contingent upon court validation of the adoption.

(RA-2007-3)

Item 3. Approve the Grantville Enhanced Storefront Improvement Program (G-ESIP) Guidelines.

This activity is not a "project" therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Redevelopment Agency

Staff: Tracy Reed, (619) 533-7519
James Davies, (619) 533-5373
Agency Counsel: Eunice Chan

Adoption

6. Housing Enhancement Loan Program for the Grantville Redevelopment Project Area (District 7)

(RA-2007-1)

Item 1. Approve and adopt findings that permit the use of the Grantville Redevelopment Project Area low-and-moderate income housing funds outside the Grantville Redevelopment Project Area and within Navajo and Tierrasanta communities.

(RA-2007-2)

Item 2. Amend the Fiscal Year 2007 Redevelopment Agency budget by increasing the Grantville Redevelopment Project Area budget (fund 98260) in the amount of \$1.0 million for anticipated low-and-moderate income housing tax increment revenues, contingent upon court validation of the adoption.

Item 3. Authorize the expenditure of up to \$1.0 million of the Grantville Redevelopment Project Area low-and-moderate income housing Tax increment revenue for the housing enhancement loan program and administration of the program for very-low, low and moderate income families that own and occupy one-unit residential properties within the Navajo and Tierransanta Communities.

Item 4. Approve the Grantville Redevelopment Project Area Housing Enhancement Loan Program (HELP) Guidelines

This activity is not a "project" therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Redevelopment Agency

Council Companion Item no. 333

Staff: Tracy Reed, (619) 533-7519

James Davies, (619) 533-5373

Agency Counsel: Eunice Chan

Adoption

**7. Financing for the Affordable Housing Collaborative Program
(Districts 1, 2, 3, 4, 5, 6, 7, 8)**

(RA-2007-11)

Item 1. Adopt a resolution to authorize the issuance of a Request for Proposals to secure a bank line of credit in the estimated amount of \$35 million to provide funding for an Affordable Housing Collaborative Opportunity Fund.

(RA-2007-10)

Item 2. Adopt a resolution to approve the treatment of low-and moderate-income housing set aside funds from the Redevelopment Division's project areas as a revenue pool for an Affordable Housing Collaborative Opportunity Fund.

This activity is not a "project" therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

See Redevelopment Agency Report no. RA-06-18, dated July 19, 2006.

Staff: Michele St. Bernard (619) 533-4218

James Davies, (619) 533-5373

Agency Counsel: Carol Leone